

THIS DOCUMENT WAS)
PREPARED BY:)
Steven J. Marcus, Esq.
Ray & Glick, Ltd.
611 S. Milwaukee Ave.
Libertyville, IL 60048



AFTER RECORDING)
RETURN TO:)
Mary Riordan, Esq.
Mary Riordan, Ltd.
980 North Michigan, Suite 950
Chicago, Illinois 60611

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

NWNT 01021376 (9) TJ

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 31st day of October, 2002, by divine, Inc., a Delaware corporation (the "Grantor"), having an office at 1301 N. Elston Avenue, Chicago, Illinois 60622, to Wm. Wrigley Jr. Company, a Delaware corporation (the "Grantee"), having an office at 410 North Michigan, Chicago, Illinois.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, BARGAIN, DEMISE, RELEASE, ALIEN, SELL AND CONVEY unto the Grantee and its successors and assigns FOREVER, all of the real estate, situated in the County of Cook and State of Illinois described on Exhibit A attached hereto and made a part hereof together with the building structures, fixtures and other improvements affixed to or located on said real estate together with all rights and appurtenances pertaining to such property including any right, title and interest of Grantor in and to adjacent streets, alleys or rights of way (the "Property"), subject to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, with the rights and appurtenances subject to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND FOREVER DEFEND the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.



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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the day, month and year first set forth above.

GRANTOR:

divine, Inc., a Delaware corporation

By: Jude Sullivan
 Name: Jude Sullivan
 Title: SVP

STATE OF ILLINOIS)
)
) ss:
 COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Jude Sullivan as SVP of divine, Inc., a Delaware corporation (the "Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged he/she signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.


GIVEN UNDER my hand and Notarial Seal this _____ day of _____, 2002.

Brigitte Meger
 Notary Public: _____


9/30/03
 Commission Expiration: _____



City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 292735 \$66,465.00
 11/05/2002 15:31 Batch 11828 80

STATE OF ILLINOIS
 STATE TAX

 NOV. -5.02
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

# 0000046593	REAL ESTATE TRANSFER TAX
	0886200
	FP326660

COUNTY TAX # 0000091128	COOK COUNTY REAL ESTATE TRANSACTION TAX NOV. -5.02 REVENUE STAMP 	REAL ESTATE TRANSFER TAX
		0443100
		FP326670

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1: Lots 4 to 11 inclusive in Block 50 in Elston Addition to Chicago in the Northeast $\frac{1}{4}$ of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: A Strip of land lying Westerly of Lots 6 to 11 inclusive, aforesaid, described as follows:

Commencing at the Southwest corner of Lot 11, thence West 24.6 feet more or less to the line of dock at it existed on January 12, 1956, of the North Branch of the Chicago River, thence Northerly along said dock to the intersection of the dock with the West line of Lot 6, thence Southerly along the West line of Lots 6 to 11 inclusive to the point of beginning in Cook County, Illinois.

Also

Parcel 3: A Strip of land lying Westerly of Lots 4 and 5 inclusive, aforesaid, described as follows: Commencing at the Northwest corner of Lot 4, thence Southerly along the Westerly lines of Lots 4 and 5 to a point of intersection with the line of the dock as it existed on January 12, 1956 of the North Branch of the Chicago River. Thence Northerly along said dock to a point 17 feet more or less West of the Northwest corner of Lot 4, measured on the North line of Lot 4 extended West, thence East to point of beginning, in Cook County, Illinois.

P.I.N.# 17-05-200-008 and 17-05-200-010

COMMON ADDRESS: 1132 Blackhawk, Chicago, Illinois

Mail Tax Bills to:

Wm. Wrigley Jr. Company

Attn: Property Tax Manager

Wm. Wrigley Jr. Company

410 North Michigan Avenue

Chicago, IL 60611

Prepared by and when recorded return to:

Mary Riordan

Mary Riordan, Ltd.

980 North Michigan, Suite 950

Chicago, IL 60611

(312) 642-5310

0021221952

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes and special assessments not yet due and payable as of the date of the recording of this Deed and subsequent thereto.
2. Acts of Grantee and any party taking by, through or under the Grantee.
3. Easement for Railroad Purposes by grant from A.M. Castle and Company to Chicago, Milwaukee and St. Paul Pacific Railroad Company dated May 11, 1955 and recorded October 13, 1955 as Document No. 16388836.
4. Railroad rights of way, switch and spur tracks as depicted on survey by Chicago Guarantee Survey Co. Survey No. 8803022.
5. Rights of the United States of America, State of Illinois and the City of Chicago and the public in and to that part of the land in question falling in the bed of the North branch of the Chicago River also rights of the property owners in and to the free and unobstructed flow of the waters of said river.
6. Rights of the United States of America and the State of Illinois in and to the supervision regulation and control of docking privileges and the use of the part of the land bordering on the North branch of the Chicago River for docking purposes.
7. Encroachment of brick onto the property East and adjoining by approximately .51 of a foot and .46 of a foot, as disclosed by survey prepared by Chicago Guarantee Survey Company, survey number 0003017.
8. That certain Environmental Disclosure Document number 91024787 recorded January 16, 1991.